

# \$499,900 - 170 Caribou Bend N, Lethbridge

MLS® #A2239595

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.09 Acres

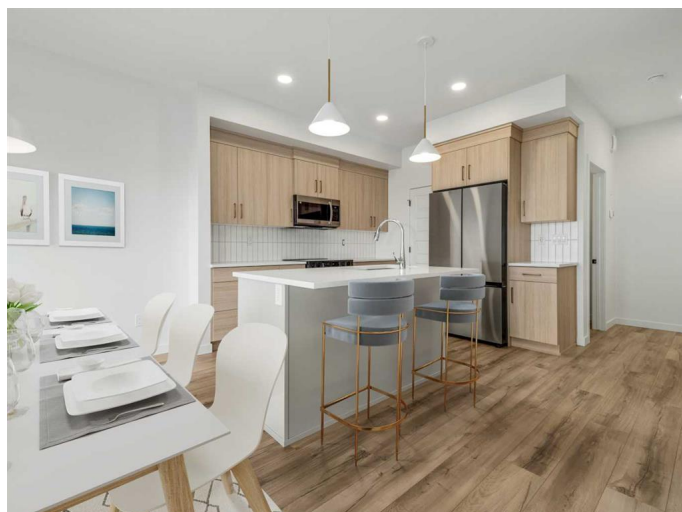
Blackwolf 2, Lethbridge, Alberta

The popular "Grayson" model by Avonlea Homes . Nice and open floor plan on the main floor, 9' ceilings, large windows for that extra sunlight, quartz countertops, and Kohler fixtures. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the new phase of Blackwolf close to walking trails, 73 acre Legacy Park and lots of amenities. Easy access to downtown core. Home is Virtually Staged. New Home Warranty. FIRST TIME HOME BUYER, ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply.

Built in 2025

## Essential Information

MLS® #	A2239595
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.09



Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	170 Caribou Bend N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7J8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Days on Market	59
Zoning	RM

### Listing Details

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